

167.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

798,000 / 798,000

USE VALUE:

798,000 / 798,000

ASSESSED:

798,000 / 798,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
80		HILLSIDE AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GRAHAM DEANNA	
Owner 2:		
Owner 3:		

Street 1:	80 HILLSIDE AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	GRAHAM DEANNA -
Owner 2:	-

Street 1:	80 HILLSIDE AVE
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,973 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1887 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6973		Sq. Ft.	Site		0	70.	0.90	8									440,431						440,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
101	6973.000	357,600			440,400	798,000							
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size						
Total Parcel	0.160	357,600			440,400	798,000	Total Land:						
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8	Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	101	FV	357,600	0	6,973.	440,400	798,000	798,000	Year End Roll	12/18/2019			
2019	101	FV	281,200	0	6,973.	440,400	721,600	721,600	Year End Roll	1/3/2019			
2018	101	FV	291,500	0	6,973.	390,100	681,600	681,600	Year End Roll	12/20/2017			
2017	101	FV	291,500	0	6,973.	327,200	618,700	618,700	Year End Roll	1/3/2017			
2016	101	FV	291,500	0	6,973.	327,200	618,700	618,700	Year End	1/4/2016			
2015	101	FV	275,600	0	6,973.	283,100	558,700	558,700	Year End Roll	12/11/2014			
2014	101	FV	275,600	0	6,973.	273,700	549,300	549,300	Year End Roll	12/16/2013			
2013	101	FV	275,600	0	6,973.	260,500	536,100	536,100		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID		PRINT	
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size				Date		
Total Parcel	0.160	357,600			440,400	798,000	Total Land:				Time		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8					
									Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		LAST REV	
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size				Date		
Total Parcel	0.160	357,600			440,400	798,000	Total Land:				Time		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8					
									Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		ASR Map:	
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size				Date		
Total Parcel	0.160	357,600			440,400	798,000	Total Land:				Time		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8					
									Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		Fact Dist:	
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size				Date		
Total Parcel	0.160	357,600			440,400	798,000	Total Land:				Time		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8					
									Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		Reval Dist:	
Total Card	0.160	357,600			440,400	798,000	Entered Lot Size				Date		
Total Parcel	0.160	357,600			440,400	798,000	Total Land:				Time		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	422.89	/Parcel:	422.8					
	</												

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Good																
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 3	- Aluminum			A HBth:	Rating:																
Sec Wall:			%	OthrFix:	Rating:																
Roof Struct: 2	- Hip			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																
Color: LT GREEN				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+	- Average (+)			CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G6	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good		26.	%	No Unit	RMS	BRS	FL									
Prim Int Wall: 2	- Plaster			Functional:				%	1	7	3	M									
Sec Int Wall:			%	Economic:				%													
Partition: T	- Typical			Special:				%													
Prim Floors: 3	- Hardwood			Override:				%													
Sec Floors:			%	Total: 26.4				%													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 1				Size Adj.: 1.20643878																	
Electric: 3	- Typical			Const Adj.: 1.00989902																	
Insulation: 2	- Typical			Adj \$ / SQ: 152.298																	
Int vs Ext: S				Other Features: 97000																	
Heat Fuel: 1	- Oil			Grade Factor: 1.10																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100			% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac:	NO		Adj Total: 485855																	
% Com Wall	% Sprinkled:			Depreciation: 128266																	
				Depreciated Total: 357589																	
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 167.0-0004-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:				Total:												